

SECURITY AGREEMENT

8732

This agreement is made this 27th day of December 1976, by and between
Norman J. Cowen, M.D. _____ and

The National Bank of Washington.

1. Parties. That Norman J. Cowen, M.D.,
are hereinafter referred to as the "debtor". The National Bank of Washington
is hereinafter referred to as "the secured party".

2. The debtor severally hereby grants to the secured party a security
interest in the collateral described in paragraph 3 to secure the performance
or payment of the obligations and indebtedness of debtor to secured party.
The aforesaid grant of security interest is limited to and in accordance with
the obligations set forth in the promissory note pursuant to this agreement.

3. Collateral. The collateral of this security agreement is of the fol-
lowing description: One seventy ton, fifty foot, six-inch rigid underframe
boxcars, known as XF cars, serial number(s) VC 9183.

4. Promissory Obligation. The debtor shall pay to the secured party
the sum or sums evidenced by the promissory notes executed pursuant to this
security agreement in accordance with the terms of the note secured hereby.

5. Insurance. The debtor shall cause the collateral to be insured for
its fair market value against all expected risks to which it may be exposed or
until such time as this security agreement is terminated.

6. Sale or Further Encumbrance of Collateral. The collateral will not
be sold, transferred or disposed of, or be subjected to any unpaid charge, in-
cluding taxes, or to any subsequent interest of a third person created by debt-
or voluntarily or involuntarily, unless the secured party consents in advance
in writing to such charge, transfer, disposition, or subsequent interest.

7. Default. Misrepresentation or misstatement in connection with non-
compliance with or non-performance of any of debtor's obligations or agreements
hereunder shall constitute default under this security agreement. In addition,
debtor shall be in default if bankruptcy or insolvency proceedings are insti-
tuted by or against the debtor or if debtor makes any assignment for the bene-
fit of creditors or if debtor is more than forty-five (45) days delinquent in
payment of the existing promissory notes executed pursuant to this agreement.

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INTERSTATE COMMERCE COMMISSION

8. Secured Party's Rights and Remedies. Secured party may assign this security agreement by sale or transfer and if secured party does assign this agreement the assignee shall be entitled upon notifying the debtor to performance of the debtor's obligations and agreements hereunder and assignee shall be entitled to all the rights and remedies of the secured party hereunder.

Upon debtor's default, secured party may exercise his rights of enforcement as follows:

- a. to seize the collateral and take possession of said collateral;
- b. require debtor to assemble the collateral and make it available to secured party so that secured party may collect and take possession thereof;
- c. dispose of the collateral by public or private sale in a manner as secured party may elect;
- d. maintain an action (at law or otherwise) for collection of any additional monies due; and
- e. waive any default or remedy in any reasonable manner without waiving any other prior or subsequent default.

9. Law Governing Security Agreement. The law as set forth in the Interstate Commerce Act, its rules and regulations and the law of the District of Columbia shall govern the interpretation of this security agreement.

WITNESS

Joan F. Dean

The National Bank of Washington

Walter C. Hayes

WITNESS

Bobby R. Greer

x

Norman J. Cowen, M.D.

Wash. D.C.,
Dist. of Col.,

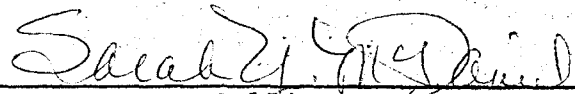
Acknowledged to before
me this 30th day of
December 1976 by Norman
J. Cowen, M.D.

Bobby R. Greer
Notary Public

My Commission Expires
April 30 1977

CITY OF WASHINGTON)
) ss
DISTRICT OF COLUMBIA)

On this 7th day of January, 1977, before me personally appeared Webb C. Hayes, IV, to me personally known, who being by me duly sworn, says that he is the Vice President of The National Bank of Washington, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.


Notary Public

(SEAL)

My Commission Expires: 12-14-81